

1/20/2016

ATTN: **City of Issaquah**
ASDP Level 2 Review Staff

RE: **Narrative for**
Addition/Remodel
141 Front ST North
Issaquah, WA 98027

Project Scope:

The applicant is proposing purchasing the property located at 141 Front ST N in Issaquah. This property has a 570 square foot 1-story building at the East end of the property. The applicant proposes to expand the building to the West by 21', remove the existing roof structure and add a second level as shown on the accompanying plans. Total gross square feet added = 1,197 s.f.. Remodeled building square footage proposed is 1,767 gross square feet. This current occupancy is a Nail Salon (B-Business Occupancy). The proposed new use for the building is Professional Office – Real Estate Development Firm (B-Business Occupancy). No Change of Occupancy is required.

The Applicant understands this building is within the Olde Town Standards District and will comply to the standards as much as possible.

In an attempt to maximize "green" design, a green sod roof is proposed for the upper level. Wisteria plants are proposed at the East Elevation. The intent is to have the Wisteria trees grow to the trellis above and become part of the Architectural design. Also, 200 square feet of landscaping/pervious area is proposed for the rear (West) side of the building. A "green garden" constructed to King County Surface Water Drainage Manual design specifications would be installed in the landscaping area at the rear of the building. This would be to accommodate the roof stormwater runoff. The existing parking drive and stalls have a compacted gravel surface to remain.

The adjusted net square footage for parking calculations is 1,318 square feet. Per parking standards, 4 parking stalls are required. Applicant proposes 4 parallel parking stalls 20' long x 8' wide plus 1 van accessible stall and loading area per ANSI standards. On-site parking is located at the rear side of the building where the parking for this site is currently located.

Application plans are for design intent only – exterior colors and finishes have yet to be determined. Wrought iron design for the railing is not yet completed.



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